



**LIQUOR & TOBACCO ADVISORY BOARD**  
**Tuesday, August 21, 2018**  
**5:30 P.M. – City Council Chambers**  
**Rockford City Hall, 425 East State Street**

**Present:**

**ZBA Members:**

Tom Fabiano  
Alicia Neubauer  
Maurice Redd  
Craig Sockwell  
Jennifer Smith

**Absent:**

Dan Roszkowski  
Kim Johnsen

**Staff:**

Scott Capovilla – Zoning and Land Use Administrator  
Matthew Flores – Assistant City Attorney  
Sandra Hawthorne - Administrative Assistant  
Jeremy Carter – Public Works

**Others:**

Alderman Chad Tuneburg  
Kathy Berg - Court Stenographer  
Applicants and Interested Parties

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Sandra Hawthorne explained the format of the meeting will follow the Board's Rules of Procedure generally outlined as:

- The Chairman will call the address of the application.
- The Applicant or Representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Liquor & Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party

- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, August 27, 2018, at 5:30 PM in City Council Chambers in this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda, which was made available to all those in attendance. This information was also presented in written form attached to the agendas and included with letters to Adjacent Property owners.

The meeting was called to order at 6:55 PM A **MOTION** was made by Craig Sockwell to **APPROVE** the minutes from the July 2018 meeting as written. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 5-0 with Dan Roszkowski and Kim Johnsen absent.

**018-LTAB-021**

Applicant  
Ward 03

**1422 North Main Street**

Rachael Shuff / MMLN Eats & Drinks Inc. dba Bedda’s Bites & B.A.R. (Bar Alla Rotando)

**Sale of liquor by the drink** in conjunction with a restaurant, bar/tavern, gaming facility, roof deck and outdoor seating area in a C-2, Limited Commercial Zoning District

**Laid Over from June and July Meeting**

Prior to the meeting, the Applicant requested an additional Lay Over. City Attorney Matthew Flores explained that the Applicant had been in touch with the Legal Department to discuss additional information and that Legal staff suggested the Applicant request a Lay Over to the September meeting.

A **MOTION** was made by Jennifer Smith to **LAY OVER** the sale of liquor by the drink in conjunction with a restaurant, bar/tavern, gaming facility, roof deck and outdoor seating area in the name of Rachael Shuff / MMLN Eats & Drinks Inc. dba Bedda’s Bites & B.A.R. (Bar Alla Rotando) in a C-2, Limited Commercial Zoning District at 1422 North Main Street. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

**018-LTAB-030**

Applicant  
Ward 01

**6690 East State Street**

Ryan Esko / Barbeque Integrated, Inc. d/b/a Smokey Bones Bar & Grill  
**sale of liquor by the drink** in conjunction with a restaurant and outdoor seating area in a C-2, Limited Commercial Zoning District

The subject property is located on the northwest corner of the intersection of Mill Road and East State Street, and is the former Lone Star Restaurant, now demolished. Troy Raison Director of Operation, was present and reviewed the request for sale of liquor by the drink. He stated they have 65 locations in the United States and this will be the 3<sup>rd</sup> location in Illinois. They anticipate a staff of 40-50 people, all BASSETT trained. Their opening goal is November 2018. Mr. Raison stated the Applicants are agreeable to all (8) of Staff’s conditions.

Staff Recommendation is for Approval with (8) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant and outdoor seating area in the name of Ryan Esko / Barbeque Integrated, Inc. / d/b/a Smokey Bones Bar & Grill in a C-2, Limited Commercial Zoning District at 6690 East State Street. The Motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable building, fire and liquor codes.
2. The hours of operation are limited to 11:00 a.m. to 2:00 a.m., Monday through Sunday.
3. The sale of liquor by the drink is in conjunction with a restaurant.
4. The use shall not have a cover charge.
5. The use shall not have a dance floor.
6. The use shall not operate as a nightclub.
7. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
8. All outstanding general ordinances fines must be paid prior to issuance of the license.

**018-LTAB-031**

Applicant  
Ward 03

**219, 221 East State Street**

Rossana Martinovich / Lima Mar, Inc. d/b/a LimaMar

**Sale of liquor by the drink** in conjunction with a restaurant and outdoor seating area

**Sale of packaged liquor** in conjunction with a restaurant in a C-4, Urban Mixed Use Zoning District

The subject property is located on the south side of East State Street, and Madison Street intersection. Ross Terry, Manager; Rossana Martinovich co-owner and Applicant; and Attorney Trent Ferguson were present. Mr. Terry reviewed the request for the sale of liquor by the drink and packaged liquor. Ms. Martinovich stated she is from Peru where her family has restaurants, and she would like to bring her native style of food to Rockford. Peruvian food is a combination of Spanish, Japanese and Chinese cuisine. Mr. Terry stated they anticipate sales percentage to be 40% alcohol and 60% food. They will specialize in South American and Peruvian wines, as well as Peruvian Brandy made from grape liquor. Outdoor seating is included in the sale of liquor by the drink. Mr. Terry stated they have read and agreed to all (12) of Staff's conditions. Packaged liquor will be exclusive to their own products. Their plans are to open at the end of November or December of this year. Mr. Terry verified that they are not considering gaming – He stated the space is better served as table service.

Staff Recommendation is for Approval of both items with (12) conditions. No Objectors or Interested parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant and outdoor seating area and to **APPROVE** the sale of packaged liquor in conjunction with a restaurant in the name of Rossana Martinovich / Lima Mar, Inc. dba LimaMar in a C-4, Urban Mixed Use Zoning District at 219, 221 East State Street. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Must meet all applicable building codes.
2. Compliance with all City of Rockford Liquor Codes.
3. The sale of liquor by the drink shall be limited to the interior floor plan Exhibit E approved by Staff.

4. The sale of packaged liquor shall be limited to Peruvian liquors, wine or beer that are exclusive to LimaMar.
5. The hours of operation will be Monday closed, Tuesday-Wednesday 11:00 a.m. to 10:00 p.m., Thursday-Friday 11:00 a.m. to 12:30 a.m., Saturday 12:00 p.m. to 12:30, Sunday 12:00 p.m. to 5:00 p.m.
6. Window display signage is limited to 20% of window area.
7. That the windows shall not be covered with bars or other devices that block the windows.
8. The restaurant shall not have a cover charge, dance floor, DJs, or live entertainment.
9. The restaurant shall not operate as a nightclub.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinance fines must be paid prior to issuance of the license.
12. All conditions must be met prior to establishment of use.

**018-LTAB-032**

Applicant

Ward 03

**511, 513 East State Street**

Terence Tagimacruz / Jammers Pub, Inc. d/b/a The Office

**Sale of liquor by the drink** in conjunction with a tavern/nightclub and outdoor seating area

**Sale of packaged liquor** in conjunction with a tavern/nightclub in a C-4, Urban Mixed Use Zoning District

The subject property is located on the south side of East State Street, 170 feet west of 3<sup>rd</sup> Street and is currently a night club and tavern known as "The Office". Attorney Bob Calgaro, representing the Applicant, and Terence Tagimacruz, Applicant, were present. This request previously came through the Board under a different applicant and was approved by City Council, but Attorney Calgaro stated the previous Applicant's deal fell through. The buyer could not meet the financial obligation at the time of closing. Conditions of Approval are the same as the previous application two months ago. All conditions are acceptable to all four buyers. Legal had no questions of the Applicant.

Staff Recommendation is for Approval with (10) conditions. No Objectors or Interested Parties were present.

Mr. Capovilla explained this same license has been in existence since the beginning of the business decades ago and this application is just a transfer of ownership.

A **MOTION** was made by Jennifer Smith to **APPROVE** the sale of liquor by the drink in conjunction with a tavern/nightclub and outdoor seating area and to **APPROVE** the sale of packaged liquor in conjunction with a tavern/nightclub in the name of Terence Tagimacruz / Jammers Pub, Inc. dba The Office in a C-4, Urban Mixed Use Zoning District at 511, 513 East State Street. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 5-0

Approval is subject to the following conditions:

1. Must meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor Codes.
3. Window display signage is limited to 20% of window area.
4. That the windows shall not be covered with bars or other devices that block the windows.
5. The removal of the wood and mural painting on the 511 East State Street side of the building and replacement with an alternative storefront for review and approval by Staff within nine (9) months from the date of approval.

6. The sale of liquor by the drink shall be limited to the submitted interior floor plans and outdoor seating area.
7. The hours of operation shall be limited to Monday-Sunday 11:00 a.m. to 2:00 a.m.
8. Outdoor music would have to cease operations at 10:00 p.m. per the City's Noise Ordinance (Section 17-33).
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to issuance of the license.

With no further business to come before the Board, the meeting was adjourned at 7:22 PM.

Respectfully submitted,  
Sandra A. Hawthorne, Administrative Assistant  
Liquor & Tobacco Advisory Board